



Battle Creek Historic District Commission

Staff Report
32 W. Michigan Avenue

Meeting: July 14, 2014

To: Historic District Commission

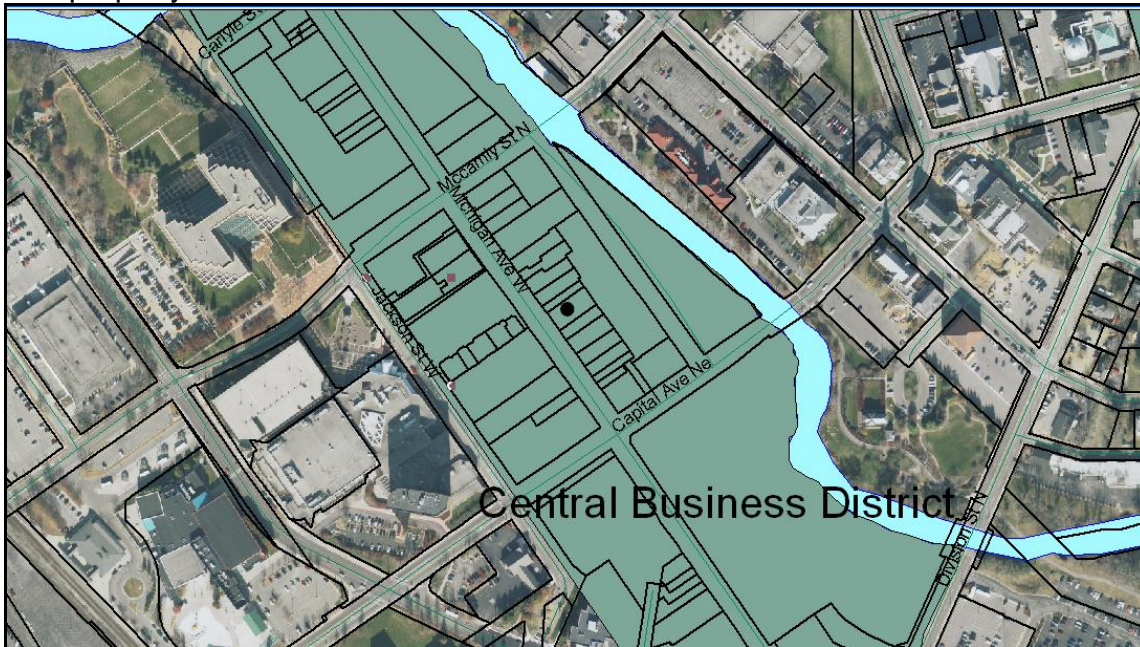
From: Glenn Perian, Senior Planner

Date: July 3, 2014

Subject: The petition filed by Matt Bastos, with the consent of owner Calhoun County Land Bank for the issuance of a Determination of Appropriateness for facade improvements to the building at 32 W. Michigan Avenue that will comply with zoning and historic district commission requirements.

Site:

The property is located in the Local Central Business District Historic District.



Summary of Request

The proposed project includes façade improvements to the front and rear of the building that meets zoning and HDC approval requirements for the issuance of a Certificate of Approval at property located at 32 W. Michigan Avenue. The proposed work will include resurfacing the east 1/3 of the front façade with wood panels, new signage and a new entranceway, opening up the windows on the rear of the building with a new entranceway, and minor repairs to the surface of the building. The Applicant has provided renderings of what the building will look

like once the proposed work is completed. Mr. Bastos is expected to be at the meeting to answer any questions you may have related to the project.

Public Notice Requirements:

Public notice has occurred as outlined under MCL Section 399.205 Section 5 (6)...*"the business that the commission may perform shall be conducted at a public meeting of the commission held in compliance with the open meetings act, Act No. 267 of the Public Acts of 1976, as amended, being sections 15.261 of 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976, as amended."*

Applicable HDC Guidelines and Analysis for a Certificate of Appropriateness to install a business identification projection sign at the property located at 8 W. Michigan Avenue.

This property is reviewed in accordance with City of Battle Creek Building and Housing Code Chapter 1470 "Historic Preservation", as amended, the Michigan's Local Historic Districts Act, as amended, and the criteria for the National Register of Historic Places as outlined in the Secretary of the Interior's Standards and Guidelines.

Specifically, the Commission shall follow Section 1470.09, as:

(b) The Commission shall also consider all of the following:

- (1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.***
- (2) The relationship of any architectural features of the resource to the rest of the resource and the surrounding area.***
- (3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.***
- (4) Other factors, such as aesthetic value that the Commission finds relevant.***

- (c) The Historic District Commission shall review and act upon only exterior features of a resource and shall not review and act upon interior arrangements...***

And

1470.17 PRESERVATION OF HISTORIC FEATURES.

- (a) Every reasonable effort shall be made to provide a compatible use for a resource which requires minimal alteration of the building, structure or site and its environment, or to use the resource for its originally intended purpose.*** This project includes the installation of woodwork, metalwork, windows, signage, repairs to the exterior, and entry ways for the building for a new fitness center. It appears as though the woodwork/metalwork could be removed in the future if necessary.

- (b) ***The distinguishing original qualities or character of a resource and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.*** The proposed work to add features and signage to the building. Staff does not believe any historic or distinctive architectural features will be destroyed in the process.
- (c) ***All resources shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.*** No materials or site work are being proposed that will create an earlier appearance and identification signage is needed for customers to locate the business.
- (d) ***Changes which may have taken place in the course of time are evidence of the history and development of a resource and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*** Staff does not think that this requirement applies to this project.
- (e) ***Distinctive stylistic features or examples of skilled craftsmanship which characterize a resource shall be treated with sensitivity.*** Staff does not believe this requirement applies to this project. As stated in the application, the portion of the building being covered with wood panels is damaged brick.
- (f) ***Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other resources.*** This element does not apply to this project. The damaged portion of the building is being covered and not repaired.
- (g) ***The surface cleaning of resources shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic materials shall not be undertaken.*** This element does not apply to this project.
- (h) ***Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.*** Staff does not think this applies to this project.

- (i) ***Contemporary design for alterations and additions to existing resources shall not be discouraged when such alterations and additions do not destroy significant historic, architectural or cultural material and when such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*** Staff believes that the proposed work will meet this requirement for the project.
- (j) ***Whenever possible, new additions or alterations to resources shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the resource would not be unimpaired.*** We believe this requirement is being met in respect to this project.

(Ord. 14-97. Passed 8-5-97.)

Recommendation:

The work proposed is for façade improvements for a new business in the local central business district. Staff believes the proposed work complies with standards outlined in Chapter 1470 and should be approved. As contained herein, staff is not aware of any issues that the Commission might find in conflict with Chapter 1470 “Historic Preservation”, the Michigan Local Historic Districts Act or the Secretary of the Interior’s Standards and Guidelines.

Therefore, planning staff recommends approval of a certificate of appropriateness for the proposed work outlined in the plan submitted for façade improvements to the building at 32 W. Michigan Avenue, as the request meets the standards outlined in Chapter 1470.09 “Review of Applications”, Chapter 1470.17 “Preservation of Historic Features” and the Secretary of the Interior’s Standards and Guidelines, as outlined in the staff report.

